

County of Summit · The High Point of Ohio



Summit County Planning Commission (SCPC)

Thursday July 25, 2019 - 3:00 p.m.

County of Summit, County Council Chambers
175 South Main Street, 7th Floor, Akron, Ohio

Meeting Agenda

- | | | |
|----|--|-----------------------|
| A. | Call to Order | Chair Mavrides |
| B. | Roll Call | Smith |
| C. | Approval of the June 27, 2019 SCPC Minutes | Chair Mavrides |
| D. | Business Items | Knittel |

New Business

Item # 1 – Copley Comprehensive Land Use Plan – Copley Township - The applicant has proposed that the Copley Comprehensive Land Use Plan be updated to reflect the goals and vision expressed by residents and stakeholders of the community for managed and sustainable growth in the township

- | | | |
|----|----------------------------------|-----------------------|
| E. | Report from Assistant Director | Tubbs |
| F. | Comments from Public | Chair Mavrides |
| G. | Comments from Commission Members | Chair Mavrides |
| H. | Other | |
| | 1. Legal Update | Nott |
| I. | Adjournment | Chair Mavrides |

County of Summit
Ilene Shapiro, County Executive
Summit County Planning Commission
Thursday, June 27, 2019 - 3:00 p.m.
County of Summit, County Council Chambers
175 South Main Street, 7th Floor, Akron, Ohio

Minutes of June Meeting

Members Present: George Beckham, Becky Corbett, Jerry Feeman, David Kline, Allen Mavrides, Jason Segedy, Dennis Stoiber, and Jeff Wilhite

Members Absent: Jeff Snell, Helen Humphrys, and Robert Terry

Staff: Dennis Tubbs, Stephen Knittel, Dave Nott, and Cazz Smith Jr.

Others: Dennis Stoffer – *Spagnuolo & Associates LLC*, Bill Funk – *Bath TWP*, Joe Paradise – *SCE*, Joe Burgoon – *Lewis Land Professionals*, Matthew Weber – *Weber Engineering Services LLC*, Rob Kagler – *Twinsburg TWP*

I. Call to Order

Allen Mavrides called the meeting to order on **Thursday, June 27, 2019 at 3:00 pm** in the County of Summit Council Chambers, 175 South Main Street, 7th Floor, Akron Ohio 44308. A roll call was conducted by **Cazz Smith** the attending members constituted a quorum.

II. Approval of the May 30, 2019 Meeting Minutes

SCPC Member	Present	Motion	Second	Yea	Nay	Abstain
Beckham, George	X			X		
Corbett, Becky	X			X		
Feeman, Jerry	X			X		
Humphrys, Helen						
Kline, David	X			X		
Mavrides, Allen	X			X		
Segedy, Jason	X		X	X		
Snell, Jeff						
Stoiber, Dennis	X	X		X		
Terry, Robert						
Wilhite, Jeff	X			X		

Motion

Dennis Stoiber made a motion to approve the minutes of the **May 30, 2019** meeting, and it was seconded by **Jason Segedy** the motion passed with no abstentions.

III. Business Items

A. New Business – (4) items

Item # 1 – Olde Oak Preliminary Plan – Bath Township – The applicant is proposing 7 sublots, Total area 24.4396 Acres. To be serviced by septic and well water.

Staff Recommendation: CONDITIONAL APPROVAL with the conditions of meeting the eight comments made by the Summit County Engineers Office.

SCPC Action:

Conditional Approval: **X**

Disapproval:

Action:

SCPC Member	Present	Motion	Second	Yea	Nay	Abstain
Beckham, George	X			X		
Corbett, Becky	X					X
Feeman, Jerry	X			X		
Humphrys, Helen						
Kline, David	X	X		X		
Mavrides, Allen	X			X		
Segedy, Jason	X			X		
Snell, Jeff						
Stoiber, Dennis	X		X	X		
Terry, Robert						
Wilhite, Jeff	X			X		

- Dennis Stoffer from Spagnuola & Associates stated their reason for their request.
- Dennis Stoiber inquired about lot number seven and the odd shape.
- Jeff Wilhite asked if the retention pond has to be installed on lot seven.
- Dennis Stoffer replied the retention pond is proposed to be designed and installed in lot seven.
- Bill Funk from Bath Township stated this plan has received site plan approval and conditional approval.
- Joe Paradise from SCE office stated they provided the engineer with eight comments.

Motion

A motion was made by **David Kline** to approve **Item # 1 – Olde Oak Preliminary Plan – Bath Township** with subject to the SCE eight comments, it was seconded by **Dennis Stoiber** the motion passed with one abstention from **Becky Corbett**.

Item #2 – Massillon Road Industrial Park - Springfield Township – The applicant is proposing splitting Block 3 and creating Blocks 3-R1 (6.0908 Acres) and 3-R2 (22.6009 Acres).

Staff Recommendation: APPROVAL of the Massillon Road Industrial Park Replat with the stipulations provided by SCE for storm water management on site.

SCPC Action:

Approval: **X**

Disapproval:

Action:

SCPC Member	Present	Motion	Second	Yea	Nay	Abstain
Beckham, George	X			X		
Corbett, Becky	X			X		
Feeman, Jerry	X			X		
Humphrys, Helen						
Kline, David	X			X		
Mavrides, Allen	X			X		
Segedy, Jason	X					X
Snell, Jeff						
Stoiber, Dennis	X		X	X		
Terry, Robert						
Wilhite, Jeff	X	X		X		

- Joe Burgoon from Lewis Land Professionals explained the area is buildable.
- Jeff Wilhite asked if they had perspectives signed up for builds in the industrial parks.
- Joe Burgoon replied yes.
- Allen Mavrides asked if the Springfield TWP has signed off on this.
- Joe Burgoon replied that the township has given their approval.
- Joe Paradise from SCE stated the current parcel will have a detention pond. He stated for future development the detention ponds should be built first to handle drainage issues with the most recent detention pond regulations enforced.
- Dennis Stoiber requested Joe Paradise's comments of having the detention ponds built first, be included in SCPC June 27, 2019 minutes.
- Allen Mavrides asked the applicant would six acres be enough to install detention and retention basins.
- Joe Burgoon replied yes.

Motion

A motion was made by **Jeff Wilhite** to approve **Item #2 – Massillon Road Industrial Park - Springfield Township** to provide storm water management on site, it was seconded by **Dennis Stoiber** the motion passed with one abstention from **Jason Segedy**.

Item # 3 – Holhauer Road Riparian Variance – Sagamore Hills Township – The applicant is requesting a variance from the Riparian Ordinance in order to be able to construct a home on the parcel.

Staff Recommendation: Is to defer to Summit SWCD Staff's recommendation for the Variance to be **APPROVED**.

SCPC Action:

Conditional Approval: **X**

Disapproval:

Action: Applicant proposed condition on himself to replace all disturbed trees.

SCPC Member	Present	Motion	Second	Yea	Nay	Abstain
Beckham, George	X		X	X		
Corbett, Becky	X			X		
Feeman, Jerry	X			X		
Humphrys, Helen						
Kline, David	X			X		
Mavrides, Allen	X			X		
Segedy, Jason	X			X		
Snell, Jeff						
Stoiber, Dennis	X	X		X		
Terry, Robert						
Wilhite, Jeff	X			X		

- Matthew Weber from Weber Engineering Services stated his reasoning for requesting the variance.
- David Kline asked if the physical structure will be out of the riparian setback.
- Matthew Weber replied yes.
- Alina Godbey from SWCD stated the goal is to minimize the disturbance in the riparian setback.
- Dennis Stoiber noted the language from SWCD should read as: shall be restored.

Motion:

A motion was made by **Dennis Stoiber** to approve **Item # 3 – Holhauer Road Riparian Variance – Sagamore Hills Township** with the condition that the applicant will replace all disturbed trees, it was second by **George Beckham** the motion passed with no abstentions.

Item # 4 – Ch. 17 Fences, Text Amendment – Twinsburg Township – The applicant is proposing an amendment of Ch. 17 General Provisions to establish the ability for residential property owners to have front yard fences, provided that they do not exceed 4 ft. in height. Currently no fences are permitted closer than 25 ft. to any right-of-way.

Staff Recommendation: To the Summit County Planning Commission that the proposed text amendments be **APPROVED**.

SCPC Action:

Approval: **X**

Disapproval:

Action:

SCPC Member	Present	Motion	Second	Yea	Nay	Abstain
Beckham, George	X			X		
Corbett, Becky	X		X	X		
Feeman, Jerry	X			X		
Humphrys, Helen						
Kline, David	X			X		
Mavrides, Allen	X			X		
Segedy, Jason	X			X		
Snell, Jeff						
Stoiber, Dennis	X			X		
Terry, Robert						
Wilhite, Jeff	X	X		X		

- Dennis Stoiber asked for clarity in the language.
- Jason Segedy stated the City of Akron does have design guidelines on type's fences, but not an opacity requirement.
- Rob Kagler from Twinsburg Township stated they do not permit fences closer than twenty five feet from the street.
- Joe Paradise from SCE stated that it is important to see pedestrians and cars from the sidewalk.

Motion:

A motion was made by *Jeff Wilhite* to approve the language in **Item # 4 – Ch. 17 Fences, Text Amendment – Twinsburg Township** it was second by *Becky Corbett* the motion passed with no abstentions.

IV. Report from Assistant Director

V. Comments from Public

No public comments.

VI. Comments from Planning Commission Members

George Beckham is not available for SCPC Meeting on **Thursday, August 29, 2019**

Becky Corbett is not available for SCPC Meeting on Thursday, **July 25, 2019** and **August 29, 2019**

VII. Other

Stephen Knittel stated Copley's future land use plan for next month's planning commission is up to two hundred and ten pages. He offered the planning commission members advanced copies of the plan at their request.

VIII. Next Meeting

The next Summit County Planning Commission meeting will be held on **Thursday, July 25, 2019**.

XI. Adjournment

Being no further business to come before the Planning Commission, **David Kline** made a motion to adjourn, and it was seconded by **Jeff Wilhite**. The motion passed unanimously. The meeting adjourned at 3:33 **pm**.



Planning Commission
Zoning Text Amendment
Comprehensive Land Use Plan
Copley Township

Item No.: 1
Meeting: July 25, 2019
Applicant: Copley Township Zoning Commission
Proposal: **Comprehensive Land Use Plan**
Processor: Stephen Knittel

Proposal: The applicant has proposed that the Copley Comprehensive Land Use Plan be updated to reflect the goals and vision expressed by residents and stakeholders of the community for managed and sustainable growth in the township.

From Copley Zoning:

The Updates represented in the 2020 Comprehensive Land Use Plan are designed to reflect the goals and vision expressed by residents and stakeholders of our community for managed and sustainable growth in the township.

Based on the 2016 Community Perspective Survey, residents strongly indicated their satisfaction with the way in which their residential land is utilized and expressed a desire for policies which support managed growth.

The changes represent:

- 1. A complete graphic re-design.*
- 2. Update of existing data and graphs.*
- 3. Copley Circle-Increase the Mixed Use area to incorporate more residential neighborhoods.*
- 4. Ridgewood Rd./Cleveland Massillon-Updates designed to reflect the desire of this area to be utilized as the "Medial/Office Corridor" for the Township*
- 5. Industrial Corridor-Updates designed to reflect the desire of this area to be utilized as a "Tech Corridor" for the Township.*
- 6. Added the Neighborhood Master Plan.*
- 7. Realigned Goals & Initiatives into 6 Core Focus Areas.*

Contents:

- Executive Summary
- Chapter 1 Plan Overview
- Chapter 2 Goals & Initiatives
- Chapter 3 Background
- Chapter 4 Environmental Conditions

- Chapter 5 Current Land Use
- Chapter 6 Community Perspectives Survey
- Chapter 7
- Chapter 8 Land Use Concept Area
- Chapter 9 Future Land Use Plan
- Chapter 10 Definitions

Summary of Changes

Chapter 2 GOALS AND INITIATIVES:

*REDESIGN: Utilize the **Department Core Focus Areas** to advance the goals and initiatives found in the Land Use Plan. Current goals and initiatives will be evaluated to determine their overall contribution to the Land Use Plan Update.*

- ECONOMIC DEVELOPMENT
- COMMUNITY ENGAGEMENT
- ENHANCED PUBLIC & GREEN SPACE
- NEIGHBORHOOD REVITALIZATION
- PRESERVATION OF HISTORICALLY SIGNIFICANT STRUCTURES/LAND
- STRATEGIC LAND PLANNING

Chapter 3 BACKGROUND

HISTORY

SIGNIFICANT DATES IN HISTORY

DEMOGRAPHIC INFORMATION*

(Population, New Housing Starts, Age, Education, Economic Indicators, Employment, Property Taxes)

**REDESIGN: Demographic summaries will be provided for the following neighboring communities:*

- **Copley Township**
- Bath Township
- City of Akron
- City of Barberton
- City of Fairlawn
- City of Norton
- Sharon Township

COPLEY TOWNSHIP FINANCIAL CONDITION

PROPERTY TAXES

EXISTING CULTURAL AND HISTORIC RESOURCES

JOINT ECONOMIC DEVELOPMENT DISTRICT

Income Taxes

Water & Sewer Lines

POLICE*

FIRE and EMS*

SERVICE

SCHOOLS

TRANSPORTATION
FARMLAND
PARKS and GREENWAYS*
GREENWAYS and TRAILS
**Refocus content to describe land use*

Chapter 4 ENVIRONMENTAL CONDITIONS

No proposed changes to topics; update content as needed

Chapter 5 CURRENT LAND USE

No proposed changes to topics; update content as needed

Chapter 6 COMMUNITY SURVEY

No proposed changes to topics; update content to reflect Updated Community Survey

Chapter 8 LAND USE PLAN CONTENTS

LAND USE CONCEPT AREAS

Planning Concepts

~~Conservation Development (Open Space Subdivision Design)~~

~~Transfer of Development Rights~~

~~Mixed Use, Compact Development~~

Low Impact Design Guidelines

Performance Zoning

Environmental Zoning

Development Checklist for Proposed Projects

Design Guidelines

Downzoning

~~Impact Fees~~

Proposed Boards & Commissions and Future Documents

Future Documents

Concept Areas

NEW CONCEPTS: Form Based & Green Infrastructure

Strikethrough indicate that these items cannot be enforced or have since been added to the Zoning Resolution

Chapter 9 FUTURE LAND USE PLAN

No proposed changes to topics; update content as needed

Chapter 10 DEFINITIONS

No proposed changes to topics; update content as needed

Proposed Text Amendments:

Chapter 2 GOALS & INITIATIVES

Remove and recommend inclusion in a future Comprehensive Community Plan

- Support funding of programs for the preservation of Copley's historic resources
- Appoint a Historic District Preservation Committee
 - Identify, preserve and enhance historic, cultural, or scenic resources
 - *Develop entry signage and landscape improvements for selected entranceways into the Township-Addressed under Scenic Byway & Gateways*
- *Copley Circle-Change to Copley Square District*
 - Define, protect and enhance a designated area around Copley Circle as a historic district
 - Seek historical designation for the Copley Circle to allow land owners access to loans and protection against certain types of development
 - Define, protect and enhance a designated area around Copley Circle as a historic district
 - *Seek historical designation for the Copley Circle to allow land owners to loans and protection against certain types of development*

Remove and recommend inclusion in a future Comprehensive Community Plan

- Highlight cultural assets through public art and community events
- *Public Education-Change to Support curricular and co-curricular programming of Township Schools*
- *Create an Overlay District to protect significant environmental features- Remove this goal and include initiatives throughout the Land Use Plan*

ADDITIONS

- Designate and recognize century homes located in the Township
- Promote conservation strategies within new development
- Support initiatives which lead to an increased overall tree canopy cover
 - Arbor Day
 - Tree City USA
 - Nuisance Tree Regulation

NEIGHBORHOOD REVITALIZATION GOALS & INITIATIVES

- Commercial, Retail, Industrial, Residential: Identify and pursue corrective measures which address nuisance situations
 - Complete systematic inspections to ensure compliance
- Encourage healthy and safe property conditions which lead to secure property values
- Develop tools which lead to a safe and healthy land use
 - Implement & enforce a Township-wide Property Maintenance Code
 - Implement and manage an online tool for public nuisance complaints

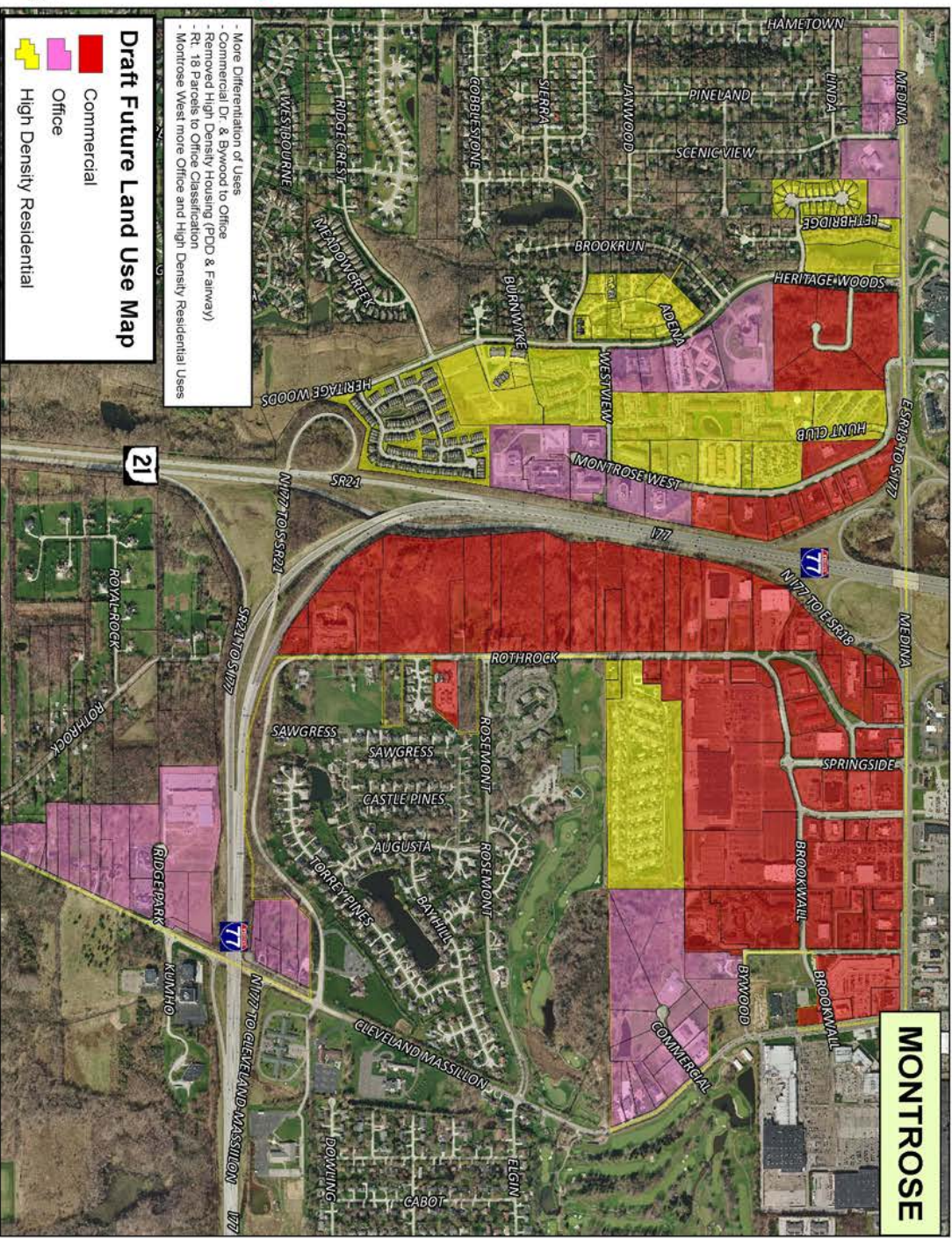


Our Town Copley

Comprehensive Land Use Plan

0 1,250 2,500 Feet

The Department of Community & Economic Development



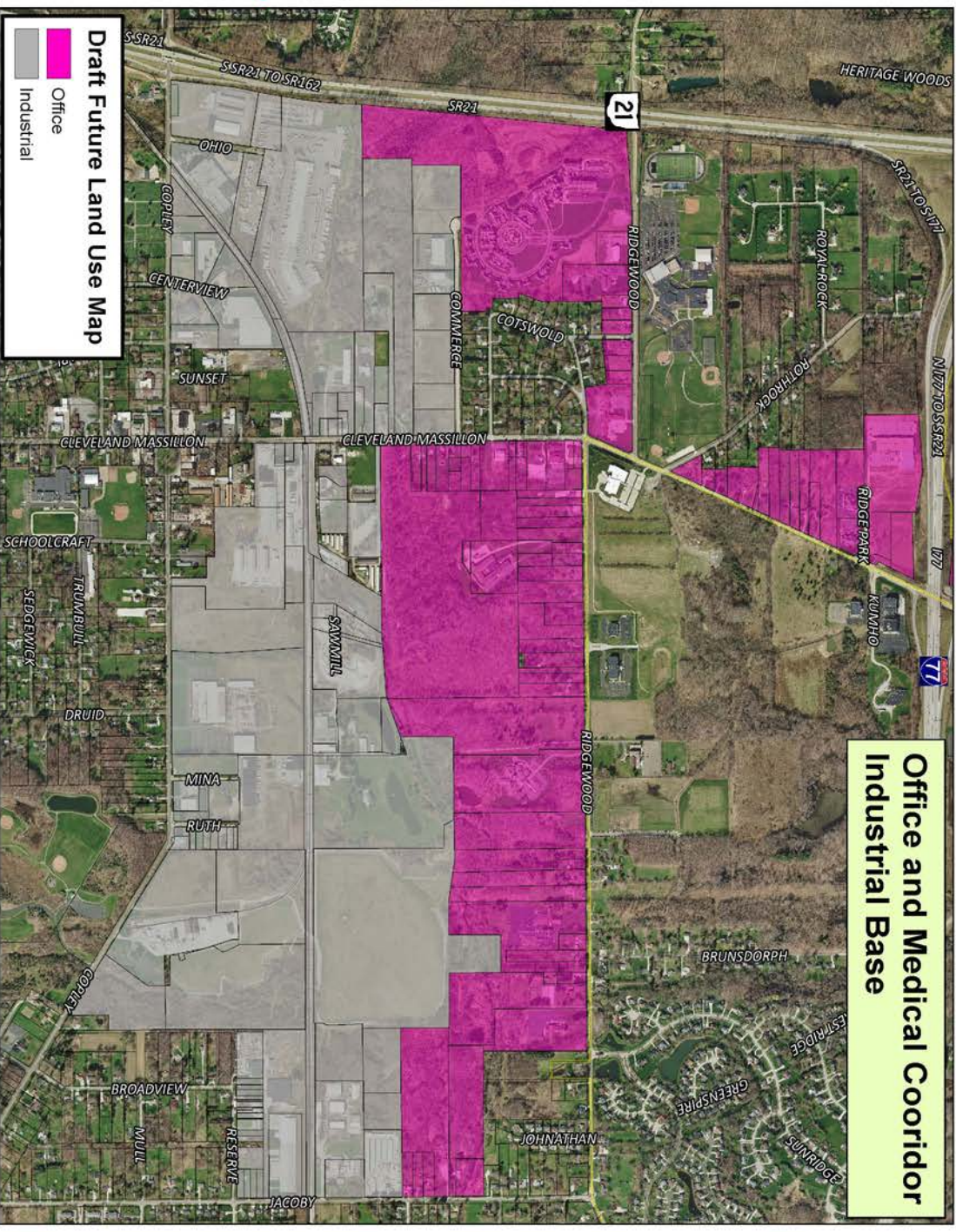


Comprehensive Land Use Plan



0 1,300 2,600 Feet

- The Department of Community & Economic Development -



Strategic Identification

- Desire to attract more office use
- Lower impact industrial use-Research & Development/Tech
- Transitional Living

OFFICE/MEDICAL & INDUSTRIAL AREAS

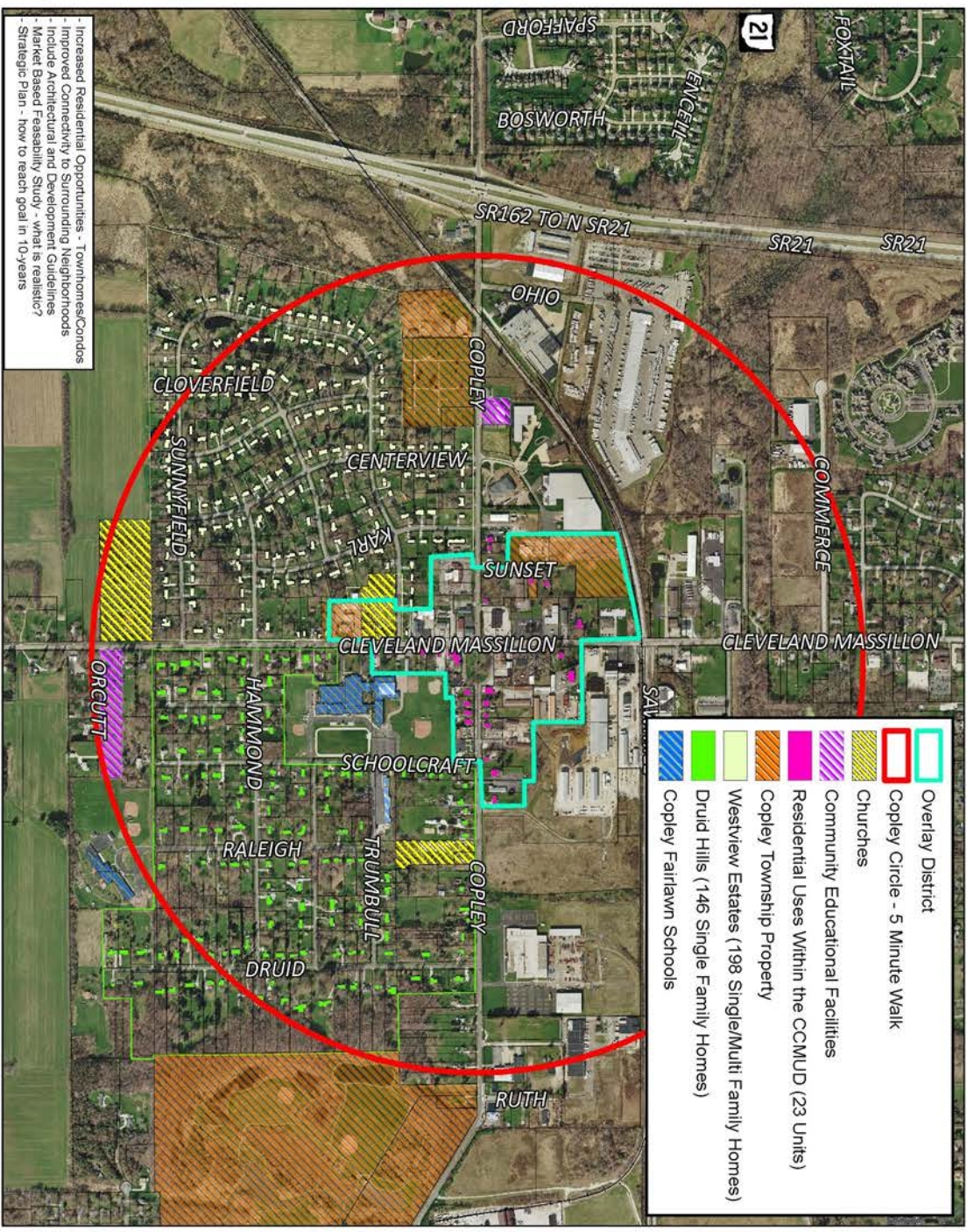


Our Town Copley

Comprehensive Land Use Plan



- The Department of Community & Economic Development -



COPLEY SQUARE AREA

Strategic Identification

- Master Plan-Architectural & Development
- Residential Opportunities
- Connectivity

Recommendation: Staff recommends to the Summit County Planning Commission that the proposed text amendments be **APPROVED**.

[Link to ****DRAFT**** Copley Comprehensive Land Use Plan ****DRAFT****](#)

Table 8.1: Land Use Policy Matrix

Concept Area	Existing Character	Prevailing Land Use	Planning Issues	Goals & Objectives	Effective Tools	Appropriate Land Uses	Implementation
A. North Copley Residential Neighborhood Area	1. Newer home subdivisions	1. Residential	1. Pedestrian Infrastructure	1. Create additional park space and trails systems	Compact Development, Conservation Development, Design Guidelines, Low Impact Design Guidelines, NeoTraditional Development	1. Residential	Zoning Commission
	2. Sewer & Water with higher density		2. Need for protected open space & parks	2. Connecting residential developments			Parks & Recreation Commission Trail & Greenway Committee Neighborhood Ambassadors
B. Montrose Retail Area	1. Commercial & Retail	1. Commercial & Retail	1. Traffic Management	1. Redevelop with less impervious surfaces and more aesthetically pleasing design	Compact Development, Downzoning, Mixed Use Development, Performance Zoning, Conservation Development, Design Guidelines, Environmental Zoning , Low Impact Design Guidelines, NeoTraditional Development	1. Commercial & Retail	Design Guidelines
			2. Pedestrian Infrastructure 3. Lack of Human Scale 4. Architectural Uniformity 5. Lack of Commercial Diversity 6. Impervious Surface	2. Traffic improvements such as roundabouts 3. Master Plan			Zoning Commission County Engineer
C. Ridgewood Medical/Office Corridor	1. Office	1. Mixed use office	1. Above-ground utilities	1. Keep uses and scale in neighborhood character	Compact Development, Mixed Use Development, Performance Zoning, Design Guidelines, Low Impact Design Guidelines, NeoTraditional Development	1. Office	Design Guidelines
		2. Healthcare facilities 3. Places of Worship	2. Availability of public utilities 3. Traffic volume 4. Balance commercial growth & neighboring residential	2. Protect existing neighborhoods along corridor			Zoning Commission Trails & Greenway Committee
D. Copley Research & Development Area	1. Industrial	1. Industrial	1. Heavy truck traffic	1. Provide adequate buffers for neighborhoods	Performance Zoning, Design Guidelines, Low Impact Design Guidelines	1. Light Industrial	Zoning Commission
	2. Office	2. Office	2. Above-ground utilities 3. Traffic circulation patterns	2. Underground utilities		2. Industrial	

Concept Area	Existing Character	Prevailing Land Use	Planning Issues	Goals & Objectives	Effective Tools	Appropriate Land Uses	Implementation
E. Copley Square Area	1. Mixed-use retail	1. Commercial	1. Lack of residential options	1. Create a master plan & design standards	Compact Development, Mixed Use Development, Performance Zoning, Conservation Development, Design Guidelines, Low Impact Design Guidelines, NeoTraditional Development	1. Commercial	Historic Committee
	2. Residential	1. Retail 3. Civic	2. Condition of structures 3. Pedestrian Infrastructure 4. Definable district 5. Public parking	2. Create district enhancements to roads, structures and open spaces 3. Encourage human-scale retail and dining options 4. Enhance and expand public space 5. Encourage small restaurants		2. Mixed-use 3. Historic	Historic Committee Scenic Byways Committee Trails & Greenway Committee Neighborhood Ambassadors

			6. Utility gaps	6. Enhance compact, mixed-use development.			
			7. Traffic circulation	7. Underground utilities			
F. Copley Square Residential Neighborhood Area	1. Established residential 2. Civic	1. Residential	1. Availability of public utilities 2. Pedestrian infrastructure	1. Explore extension of sewer and water 2. Address Property Maintenance	Compact Development, Impact Fees, Mixed Use Development, Design Guidelines, NeoTraditional Development	1. Residential	Zoning Commission Neighborhood Ambassadors
G. East Copley Residential Neighborhood Area	1. Established residential	1. Residential	2. Availability of public utilities 2. Age & condition of homes	1. Explore extension of sewer and water 2. Address Property Maintenance	Compact Development, Mixed Use Development, Performance Zoning, Design Guidelines, Low Impact Design Guidelines, NeoTraditional Development	1. Residential	Zoning Commission Neighborhood Ambassadors
H. Copley Road Redevelopment Areas	1. Commercial & residential.	1. Commercial 2. Residential	1. Lack of use uniformity 2. Availability of public utilities	1. Encourage redevelopment 2. Allow compact, mixed-use 3. Address Property Maintenance 4. Master Plan	Compact Development, Mixed Use Development, Performance Zoning, Design Guidelines, Low Impact Design Guidelines, NeoTraditional Development	1. Low impact commercial uses which benefit contiguous residential neighborhoods	Economic Development Staff

Concept Area	Existing Character	Prevailing Land Use	Planning Issues	Goals & Objectives	Effective Tools	Appropriate Land Uses	Implementation
I. Rural Countryside Area	1. Rural Residential 2. Agriculture	1. Residential 2. Agriculture	1. Pressure of development 2. Expansion of utilities into rural areas of the township 3. Remaining farmland	1. Encourage residential development which compliments open spaces and agricultural land 2. Require buffers from existing farms 3. Retain roadway view for rural character 4. Create economic incentives for farmland and agricultural preservation	 Downzoning, Conservation Development, Design Guidelines, Environmental Zoning , Low Impact Design Guidelines	1. Agriculture 2. Conservation Residential	Zoning Commission Farmland Preservation Committee Scenic Byways Committee
J. Wolf Creek Open Space Area	1. Rural Residential 2. Agriculture 3. Natural open space	1. Residential 2. Agriculture 3. Natural Resources	1. Age & condition of homes 2. Flood management 3. Blighted regions 4. Bessie Williams Superfund Site	1. Encourage open space . greenways, trails & passive recreation 2. Explore potential for flood water management plans. 3. Encourage riparian/wetland restoration	 Downzoning, Conservation Development, Environmental Zoning	1. Open Space 2. Agriculture 3. Passive Recreation 4. Trails & Greenways	Zoning Commission Parks & Recreation Committee Trails & Greenways Committee